



Sanders Place

Walsworth Road, Hitchin,
Hertfordshire, SG4 9SY
Guide Price £270,000

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properties

Sanders Place built in 2005 is a modern development of purpose built apartments located on Walsworth Road and situated within a five minute walk to the train station. This particular apartment is located on the second floor and offers quirky and stylish living accommodation. The property benefits from an allocated parking space in the underground carpark and from electric security gates and entry phone system.

This well appointed apartment comprises an entrance hallway with storage, a generous lounge with a separate kitchen. The main bedroom benefits from an en-suite shower room, with a further bedroom and a family bathroom.

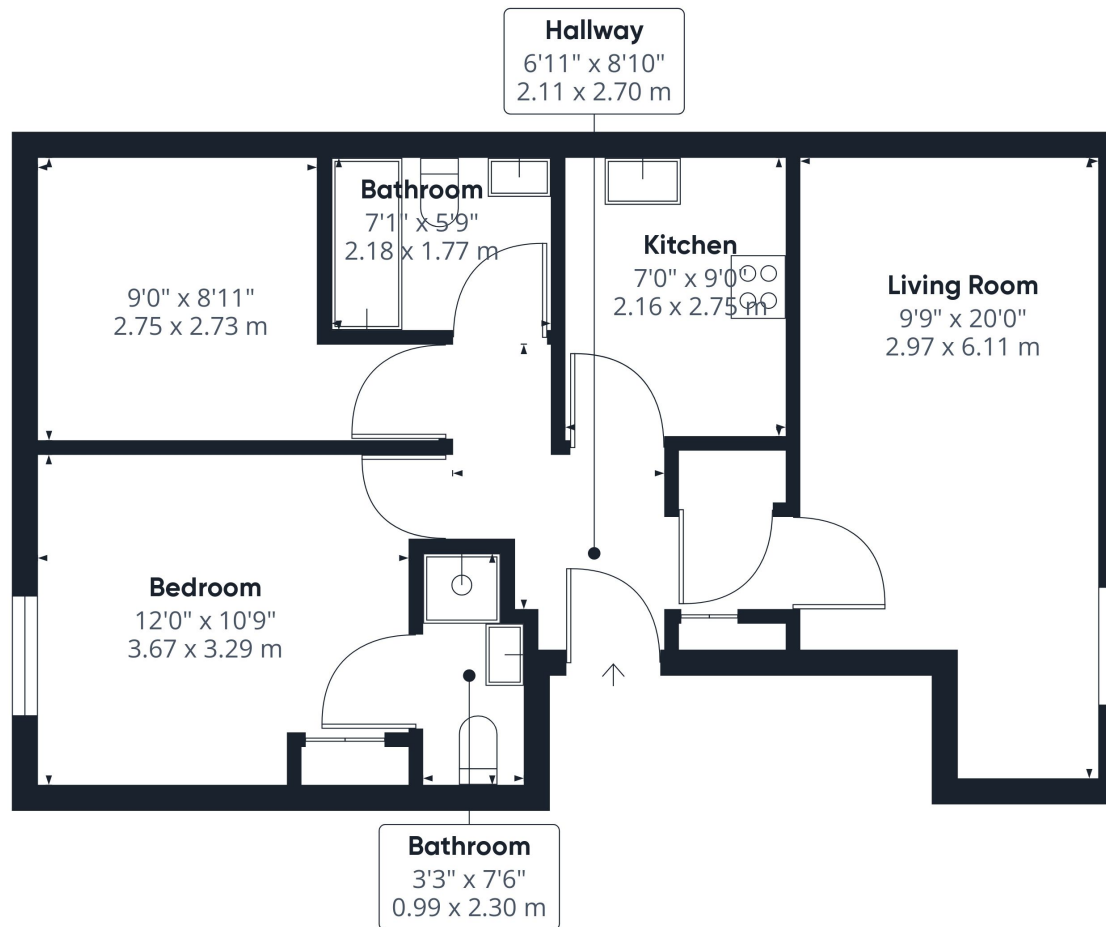
We have been advised by the vendor that the remaining lease on the property is 106 years, along with a Ground Rent of £150 per annum and a Service Charge of £1,320 per annum.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- A modern two bedroom apartment
- Second floor accommodation
- Phone entry system
- Gated entrances to both the development and the car park
- Allocated underground car parking
- Ideal location for access to the train station
- 0.7 mile, 14 mins walk to Hitchin town centre (via Google maps)
- 0.2 mile, 4 min walk to Hitchin train station (as per Google maps)





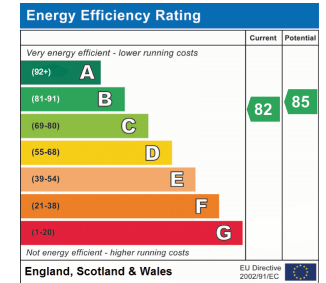


Approximate total area¹⁾
608.71 ft²
56.55 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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